



FOR IMMEDIATE RELEASE

January 16, 2013

FOR INFORMATION CONTACT:

John Stibal
Director of Development
(414) 302-8462 Fax: (414) 302-8401
jstibal@westalliswi.gov

Growth Encourages City of West Allis to Seek Amendment to Summit Place Office Development Tax Increment Financing District

City of West Allis (pop. 61,254). The Community Development Authority of the City of West Allis has proposed \$3.25 million amendment to Tax Increment Financing District Number Seven – Summit Place Office Development (TIF 7), located within the 6700 block of W. Washington Street. In 2004, the district, which contained portions of the idle and deteriorating Allis-Chalmers Mfg. Complex, valued at \$16 million, started a renovation process that ultimately grew over a 4-year span into 650,000 sq. ft. of contemporary office space. Today, the Summit Place TIF District is valued over \$63 million and generates about \$1.6 million in annual tax increment. Summit Place is the City's largest tax payer and is home to over 50 diverse businesses with approximately 2,300 jobs.

The amendment will include a \$2 million investment for additional parking, based on the continued success of the project and future tenants' demand for parking; a \$500,000 economic incentive that will assist job creation for business(es) within the development; \$500,000 to create a Neighborhood Residential Improvement program to assist homeowners surrounding the TIF with enhancing their properties; and, \$250,000 for administration and legal activities.

As a fully developed, landlocked community, meeting the parking demand of prospective tenants often requires urban solutions such as structured or covered parking. By working with the private property owner, the City would provide a \$2 million financial incentive for the private construction of additional parking.

The central location and quality office space at Summit Place have contributed to its exceptional growth and the attraction of 2,300 quality jobs. A \$500,000 economic growth fund will be established to assist the attraction of new jobs and support business expansion.

The amendment to the TIF also includes \$500,000 of funding to support the launch of a new revitalization initiative called Neighborhood Residential Improvement Program. The program will offer incentives to property owners within the City of West Allis that are within ½ mile radius of the TIF District boundaries, to rehab their residential properties. The concept is to offer a broad range of financing options to improve properties with work ranging from new roofs and siding to energy efficient windows and insulation. Further, the program will focus on improving curb appeal with a new porch, landscaping, or fence repair. Exterior repairs are the first priority of the program, but interior repairs may be considered in the future, such as energy efficient furnaces, renovation of a kitchen, or the addition of a room or bathroom. To attract new homeowners to the area, the program could look to offer a homebuyer down payment assistance component of the program. The purpose of the Program is to expand property value within the immediate neighborhood of TIF District. Loans will be provided to eligible applicants, and principal and interest payments will go towards additional future loans under the program. The City currently operates a housing rehabilitation loan program utilizing federal Community Development Block Grant funds which determines eligibility based on a household being a low to moderate income household. The Neighborhood Residential Improvement Program will be available to individuals and families of all incomes.

The amendment includes an additional \$250,000 of administrative and legal expenses. These expenses will cover staff time to manage and negotiate the additional parking project with the Summit Place developer, to manage and negotiate the economic incentive package(s), and to oversee the Neighborhood Residential Improvement Program.

The additional funding and amendment to TIF 7 will extended the life of the District from 13 years (2016) to 15 years (2018).

#####

Further Contact Information:

Patrick Schloss
Community Development Manager
(414) 302-8468
pschloss@westalliswi.gov